

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7a Westcliffe Crescent, Sebastopol Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$349,000 & \$359,000

### Median sale price

Median price \$414,000 Property Type House Suburb Sebastopol

Period - From 17/12/2023 to 16/12/2024 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/207 Yarrowee St SEBASTOPOL 3356	\$340,500	20/02/2024
2	6/199 Yarrowee St SEBASTOPOL 3356	\$349,000	08/02/2024
3	44 Albion St SEBASTOPOL 3356	\$345,000	08/01/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/12/2024 14:12

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**Indicative Selling Price**

\$349,000 - \$359,000

**Median House Price**

17/12/2023 - 16/12/2024: \$414,000



 2    1    1

**Property Type:** Unit

**Land Size:** 346 sqm approx

Agent Comments

## Comparable Properties



5/207 Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2    1    1

**Price:** \$340,500

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** House

**Land Size:** 248 sqm approx



6/199 Yarrowee St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2    1    1

**Price:** \$349,000

**Method:** Private Sale

**Date:** 08/02/2024

**Property Type:** Unit

**Land Size:** 239 sqm approx



44 Albion St SEBASTOPOL 3356 (REI/VG)

Agent Comments

 2    1    1

**Price:** \$345,000

**Method:** Private Sale

**Date:** 08/01/2024

**Property Type:** House

**Land Size:** 348 sqm approx

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